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MOISES VILLALOBOS

**UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA**

MOISES VILLALOBOS,  
Plaintiff,

vs.

SHOAR OIL, INC.; SHOAR  
PROPERTIES, LLC.; and DOES 1 to 10,  
Defendants.

**Case No.:**

COMPLAINT FOR INJUNCTIVE  
RELIEF AND DAMAGES FOR DENIAL  
OF CIVIL RIGHTS OF A DISABLED  
PERSON IN VIOLATIONS OF

1. AMERICANS WITH DISABILITIES  
ACT, 42 U.S.C. §12131 et seq.;

2. CALIFORNIA'S UNRUH CIVIL  
RIGHTS ACT;

3. CALIFORNIA'S DISABLED  
PERSONS ACT;

4. CALIFORNIA HEALTH & SAFETY  
CODE;

5. NEGLIGENCE

Plaintiff MOISES VILLALOBOS ("Plaintiff") complains of Defendants SHOAR  
OIL, INC.; SHOAR PROPERTIES, LLC.; and DOES 1 to 10 ("Defendants") and alleges  
as follows:

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**PARTIES**

1  
2 1. Plaintiff is a California resident with a physical disability. Plaintiff is  
3 paraplegic, and is substantially limited in his ability to walk. Plaintiff requires the use of a  
4 wheelchair at all times when traveling in public.

5 2. Defendants are, or were at the time of the incident, the real property owners,  
6 business operators, lessors and/or lessees of the real property for a gas station and  
7 convenience store ("Business") located at or about 33488 Crown Valley Rd., Acton,  
8 California.

9 3. The true names and capacities, whether individual, corporate, associate or  
10 otherwise of Defendant DOES 1 through 10, and each of them, are unknown to Plaintiff,  
11 who therefore sues said Defendants by such fictitious names. Plaintiff will ask leave of  
12 Court to amend this Complaint when the true names and capacities have been  
13 ascertained. Plaintiff is informed and believes, and, based thereon, alleges that each such  
14 fictitiously named Defendants are responsible in some manner, and therefore, liable to  
15 Plaintiff for the acts herein alleged.

16 4. Plaintiff is informed and believes, and thereon alleges that, at all relevant  
17 times, each of the Defendants was the agent, employee, or alter-ego of each of the other  
18 Defendants, and/or was acting in concert with each of the other Defendants, and in doing  
19 the things alleged herein was acting with the knowledge and consent of the other  
20 Defendants and within the course and scope of such agency or employment relationship.

21 5. Whenever and wherever reference is made in this Complaint to any act or  
22 failure to act by a defendant or Defendants, such allegations and references shall also be  
23 deemed to mean the acts and failures to act of each Defendant acting individually, jointly  
24 and severally.

**JURISDICTION AND VENUE**

25  
26 6. The Court has jurisdiction of this action pursuant to 28 USC §§ 1331 and  
27 1343 for violation of the Americans with Disabilities Act of 1990, (42 USC §12101, *et*  
28 *seq.*).



1 construction. Both the accessible parking stall and van accessible aisle  
2 were inaccessible due to the obstruction, and therefore unusable. The  
3 parking stall and van accessible aisle were consistently obstructed for  
4 an extended period, as construction has been noted to have been in  
5 process for over two years.

6 14. These barriers and conditions denied Plaintiff full and equal access to the  
7 Business and caused Plaintiff difficulty and frustration. Plaintiff wishes to return and  
8 patronize the Business; however, Plaintiff is deterred from visiting the Business because  
9 his knowledge of these violations prevents him from returning until the barriers are  
10 removed.

11 15. Based on the violations, Plaintiff alleges, on information and belief, that  
12 there are additional barriers to accessibility at the Business after further site inspection.  
13 Plaintiff seeks to have all barriers related to his disability remedied. *See Doran v. 7-*  
14 *Eleven, Inc.* 524 F.3d 1034 (9<sup>th</sup> Cir. 2008).

15 16. In addition, Plaintiff alleges, on information and belief, that Defendants  
16 knew that particular barriers render the Business inaccessible, violate state and federal  
17 law, and interfere with access for the physically disabled.

18 17. At all relevant times, Defendants had and still have control and dominion  
19 over the conditions at this location and had and still have the financial resources to  
20 remove these barriers without much difficulty or expenses to make the Business  
21 accessible to the physically disabled in compliance with ADDAG and Title 24  
22 regulations. Defendants have not removed such barriers and have not modified the  
23 Business to conform to accessibility regulations.

#### 24 **FIRST CAUSE OF ACTION**

#### 25 **VIOLATION OF THE AMERICANS WITH DISABILITIES ACT OF 1990**

26 18. Plaintiff incorporates by reference each of the allegations in all prior  
27 paragraphs in this complaint.  
28

1           19. Under the Americans with Disabilities Act of 1990 (“ADA”), no individual  
2 shall be discriminated against on the basis of disability in the full and equal enjoyment of  
3 the goods, services, facilities, privileges, advantages, or accommodations of any place of  
4 public accommodation by any person who owns, leases, or leases to, or operates a place  
5 of public accommodation. *See* 42 U.S.C. § 12182(a).

6           20. Discrimination, *inter alia*, includes:

- 7           a. A failure to make reasonable modification in policies, practices, or  
8 procedures, when such modifications are necessary to afford such  
9 goods, services, facilities, privileges, advantages, or accommodations  
10 to individuals with disabilities, unless the entity can demonstrate that  
11 making such modifications would fundamentally alter the nature of  
12 such goods, services, facilities, privileges, advantages, or  
13 accommodations. 42 U.S.C. § 12182(b)(2)(A)(ii).
- 14           b. A failure to take such steps as may be necessary to ensure that no  
15 individual with a disability is excluded, denied services, segregated or  
16 otherwise treated differently than other individuals because of the  
17 absence of auxiliary aids and services, unless the entity can  
18 demonstrate that taking such steps would fundamentally alter the  
19 nature of the good, service, facility, privilege, advantage, or  
20 accommodation being offered or would result in an undue burden. 42  
21 U.S.C. § 12182(b)(2)(A)(iii).
- 22           c. A failure to remove architectural barriers, and communication barriers  
23 that are structural in nature, in existing facilities, and transportation  
24 barriers in existing vehicles and rail passenger cars used by an  
25 establishment for transporting individuals (not including barriers that  
26 can only be removed through the retrofitting of vehicles or rail  
27 passenger cars by the installation of a hydraulic or other lift), where  
28 such removal is readily achievable. 42 U.S.C. § 12182(b)(2)(A)(iv).

1           d.     A failure to make alterations in such a manner that, to the maximum  
2                 extent feasible, the altered portions of the facility are readily  
3                 accessible to and usable by individuals with disabilities, including  
4                 individuals who use wheelchairs or to ensure that, to the maximum  
5                 extent feasible, the path of travel to the altered area and the  
6                 bathrooms, telephones, and drinking fountains serving the altered  
7                 area, are readily accessible to and usable by individuals with  
8                 disabilities where such alterations to the path or travel or the  
9                 bathrooms, telephones, and drinking fountains serving the altered area  
10                are not disproportionate to the overall alterations in terms of cost and  
11                scope. 42 U.S.C. § 12183(a)(2).

12           21.   Where parking spaces are provided, accessible parking spaces shall be  
13                 provided. 1991 ADA Standards § 4.1.2(5); 2010 ADA Standards § 208. One in every  
14                 eight accessible spaces, but not less than one, shall be served by an access aisle 96 in  
15                 (2440 mm) wide minimum and shall be designated “van accessible.” 1991 ADA  
16                 Standards § 4.1.2(5)(b). For every six or fraction of six parking spaces, at least one shall  
17                 be a van accessible parking space. 2010 ADA Standards § 208.2.4.

18           22.   Under the ADA, the method and color of marking are to be addressed by  
19                 State or local laws or regulations. See 36 C.F.R., Part 1191. Under the California  
20                 Building Code (“CBC”), the parking space identification signs shall include the  
21                 International Symbol of Accessibility. Parking identification signs shall be reflectorized  
22                 with a minimum area of 70 square inches. Additional language or an additional sign  
23                 below the International Symbol of Accessibility shall state “Minimum Fine \$250.” A  
24                 parking space identification sign shall be permanently posted immediately adjacent and  
25                 visible from each parking space, shall be located with its centerline a maximum of 12  
26                 inches from the centerline of the parking space and may be posted on a wall at the  
27                 interior end of the parking space. See CBC § 11B-502.6, et seq.

1           23. Moreover, an additional sign shall be posted either in a conspicuous place at  
2 each entrance to an off-street parking facility or immediately adjacent to on-site  
3 accessible parking and visible from each parking space. The additional sign shall not be  
4 less than 17 inches wide by 22 inches high. The additional sign shall clearly state in  
5 letters with a minimum height of 1 inch the following: "Unauthorized vehicles parked in  
6 designated accessible spaces not displaying distinguishing placards or special license  
7 plates issued for persons with disabilities will be towed away at the owner's expense..."  
8 See CBC § 11B-502.8, et seq.

9           24. Here, Defendants failed to maintain the parking space identification signs to  
10 be visible, as they were behind a temporary privacy fence erected for construction. The  
11 signs were consistently obstructed for an extended period, as construction has been noted  
12 to have been in process for over two years.

13           25. At least one accessible route shall connect accessible building, facilities,  
14 elements, and spaces that are on the same site. 1991 ADA Standards § 4.3.2. A public  
15 accommodation shall maintain in operable working condition those features of facilities  
16 and equipment that are required to be readily accessible to and usable by persons with  
17 disabilities by the Act or this part. 28 C.F.R. 35.211(a).

18           26. Here, Defendants failed to maintain the facility to be readily accessible, as  
19 both the accessible parking stall and the van accessible aisle were obstructed by a  
20 temporary privacy fence erected for construction. Both the accessible parking stall and  
21 van accessible aisle were inaccessible due to the obstruction, and therefore unusable. The  
22 parking stall and van accessible aisle were consistently obstructed for an extended period,  
23 as construction has been noted to have been in process for over two years.

24           27. A public accommodation shall maintain in operable working condition those  
25 features of facilities and equipment that are required to be readily accessible to and usable  
26 by persons with disabilities by the Act or this part. 28 C.F.R. 35.211(a).









1 case less than one thousand dollars (\$1,000) and any attorney's fees that may be  
 2 determined by the court in addition thereto, suffered by any person denied the rights  
 3 provided in Section 54, 54.1, and 54.2.

4 39. California Civil Code § 54(d) specifies, "a violation of the right of an  
 5 individual under Americans with Disabilities Act of 1990 (Public Law 101-336) also  
 6 constitute a violation of this section, and nothing in this section shall be construed to limit  
 7 the access of any person in violation of that act.

8 40. The actions and omissions of Defendants alleged herein constitute a denial  
 9 of full and equal accommodation, advantages, and facilities by physically disabled  
 10 persons within the meaning of California Civil Code § 54. Defendants have  
 11 discriminated against Plaintiff in violation of California Civil Code § 54.

12 41. The violations of the California Disabled Persons Act caused Plaintiff to  
 13 experience difficulty, discomfort, and embarrassment. The Defendants are also liable for  
 14 statutory damages as specified in California Civil Code §55.56(a)-(c).

#### 15 **FOURTH CAUSE OF ACTION**

##### 16 **CALIFORNIA HEALTH & SAFETY CODE § 19955, et seq.**

17 42. Plaintiff incorporates by reference each of the allegations in all prior  
 18 paragraphs in this complaint.

19 43. Plaintiff and other similar physically disabled persons who require the use of  
 20 a wheelchair are unable to use public facilities on a "full and equal" basis unless each  
 21 such facility is in compliance with the provisions of California Health & Safety Code §  
 22 19955 et seq. Plaintiff is a member of the public whose rights are protected by the  
 23 provisions of California Health & Safety Code § 19955 et seq.

24 44. The purpose of California Health & Safety Code § 1995 et seq. is to ensure  
 25 that public accommodations or facilities constructed in this state with private funds  
 26 adhere to the provisions of Chapter 7 (commencing with Section 4450) of Division 5 of  
 27 Title 1 of the Government Code. The code relating to such public accommodations also  
 28 require that "when sanitary facilities are made available for the public, clients, or

1 employees in these stations, centers, or buildings, they shall be made available for  
2 persons with disabilities.

3 45. Title II of the ADA holds as a “general rule” that no individual shall be  
4 discriminated against on the basis of disability in the full and equal enjoyment of goods  
5 (or use), services, facilities, privileges, and accommodations offered by any person who  
6 owns, operates, or leases a place of public accommodation. 42 U.S.C. § 12182(a).  
7 Further, each and every violation of the ADA also constitutes a separate and distinct  
8 violation of California Civil Code §§ 54(c) and 54.1(d), thus independently justifying an  
9 award of damages and injunctive relief pursuant to California law, including but not  
10 limited to Civil Code § 54.3 and Business and Professions Code § 17200, et seq.

11 **FIFTH CAUSE OF ACTION**

12 **NEGLIGENCE**

13 46. Plaintiff incorporates by reference each of the allegations in all prior  
14 paragraphs in this complaint.

15 47. Defendants have a general duty and a duty under the ADA, Unruh Civil  
16 Rights Act and California Disabled Persons Act to provide safe and accessible facilities  
17 to the Plaintiff.

18 48. Defendants breached their duty of care by violating the provisions of ADA,  
19 Unruh Civil Rights Act and California Disabled Persons Act.

20 49. As a direct and proximate result of Defendants’ negligent conduct, Plaintiff  
21 has suffered damages.

22 **PRAYER FOR RELIEF**

23 WHEREFORE, Plaintiff respectfully prays for relief and judgment against  
24 Defendants as follows:

25 1. For preliminary and permanent injunction directing Defendants to comply  
26 with the Americans with Disability Act and the Unruh Civil Rights Act;

27 2. Award of all appropriate damages, including but not limited to statutory  
28 damages, general damages and treble damages in amounts, according to proof;

1           3.     Award of all reasonable restitution for Defendants' unfair competition  
2 practices;

3           4.     Reasonable attorney's fees, litigation expenses, and costs of suit in this  
4 action;

5           5.     Prejudgment interest pursuant to California Civil Code § 3291; and

6           6.     Such other and further relief as the Court deems just and proper.

7                               **DEMAND FOR TRIAL BY JURY**

8           Pursuant to Rule 38(b) of the Federal Rules of Civil Procedure, Plaintiff hereby  
9 demands a trial by jury on all issues so triable.

10  
11 Dated: July 1, 2024

SO. CAL. EQUAL ACCESS GROUP

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14 By: /s/ Jason J. Kim  
15 Jason J. Kim, Esq.  
16 Attorneys for Plaintiff  
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